

034.0

0004

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

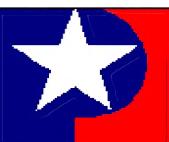
482,100 / 482,100

USE VALUE:

482,100 / 482,100

ASSESSED:

482,100 / 482,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		SILK ST, ARLINGTON

OWNERSHIPUnit #:

Owner 1: VANDERHART WENDY	
Owner 2: PAUL JOANNE	
Owner 3:	

Street 1: 60 SILK ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: VANDERHART WENDY -

Owner 2: -

Street 1: 60 SILK ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 3,000 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Asbestos Exterior and 924 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3000		Sq. Ft.	Site		0	64.	1.70	3									326,400						326,400	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		3000.000	155,700		326,400	482,100			23842
							GIS Ref		
							GIS Ref		
							Insp Date		
							11/06/18		

PREVIOUS ASSESSMENT

Parcel ID								
034.0-0004-0014.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	156,000	0	3,000.	326,400	482,400	482,400
2019	101	FV	120,500	0	3,000.	295,800	416,300	416,300
2018	101	FV	120,500	0	3,000.	280,500	401,000	401,000
2017	101	FV	120,500	0	3,000.	244,800	365,300	365,300
2016	101	FV	120,500	0	3,000.	209,100	329,600	329,600
2015	101	FV	95,700	0	3,000.	193,800	289,500	289,500
2014	101	FV	95,700	0	3,000.	160,700	256,400	256,400
2013	101	FV	95,700	0	3,000.	153,000	248,700	248,700

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes	
VANDERHART WEND		75336-382	1	8/11/2020	Convenience			1	No	No		
GOETHE JAMES &		33111-70		6/13/2001			232,000	No	No			
BOYAJIAN SADIE		22122-329		6/15/1992			119,200	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2013	849	Manual	2,068					
2/14/2013	202	Manual	1,400					
12/31/2009	1285	Redo Bat	14,639	C			GUT & REDO FBATH	

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	MEAS&NOTICE	HS	Hanne S
7/11/2013	Info Fm Prmt	EMK	Ellen K
1/23/2009	Meas/Inspect	372	PATRIOT
10/25/2001	MLS	MM	Mary M
2/24/2000	Meas/Inspect	263	PATRIOT
8/9/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Total AC/Ha: 0.06887

Total SF/SM: 3000

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 326,400

Spl Credit

Total: 326,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 23 - Row House				Full Bath: 1	Rating: Very Good			COMMON WALL; SCUTTLE.														
Sty Ht: 2 - 2 Story				A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 1 - Concrete				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath:	Rating:																	
Prime Wall: 5 - Asbestos				A HBth:	Rating:																	
Sec Wall:		%		OthrFix:	Rating:																	
Roof Struct: 2 - Hip				OTHER FEATURES																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units:														
Color: GREEN				A Kits:	Rating:																	
View / Desir:				Fpl:	Rating:																	
GENERAL INFORMATION				WSFlue:	Rating:																	
Grade: C - Average				CONDOS INFORMATION																		
Year Blt: 1947	Eff Yr Blt:			Location:																		
Alt LUC:		Alt %:		Total Units:																		
Jurisdct: G11		Fact: .		Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD	Phys Cond: GD - Good	18. %		Exterior:		No Unit	RMS	BRS	FL													
Prim Int Wall: 1 - Drywall	Functional:		%	Interior:				5	2	M												
Sec Int Wall:	Economic:		%	Additions:																		
Partition: T - Typical	Special:		%	Kitchen:																		
Prim Floors: 3 - Hardwood	Override:		%	Baths:																		
Sec Floors:	Total:	18.6 %		Plumbing:																		
Bsmnt Flr: 12 - Concrete				Electric:																		
Subfloor:				Heating:																		
Bsmnt Gar:				General:																		
Electric: 3 - Typical				Totals																		
Insulation: 2 - Typical				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL						
Int vs Ext: S				Basic \$ / SQ: 100.00		Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Heat Fuel: 1 - Oil				Size Adj.: 1.35000002							BMT	Basement	528	35,940	18,977							
Heat Type: 1 - Forced H/Air				Const Adj.: 0.88744873							FFL	First Floor	528	119,810	63,257							
# Heat Sys: 1				Adj \$ / SQ: 119.806							SFL	Second Floor	396	119,810	47,443							
% Heated: 100	% AC: 100			Other Features: 59325							EFP	Enclos Porch	30	64,430	1,933							
Solar HW: NO	Central Vac: NO			Grade Factor: 1.00							WDK	Deck	28	14,200	398							
% Com Wall: 25	% Sprinkled:			NBHD Inf: 1.00000000																		
				NBHD Mod:																		
				LUC Factor: 1.00																		
				Adj Total: 191333																		
				Depreciation: 35588																		
				Depreciated Total: 155745																		
				WtAv\$/SQ:		AvRate:		Ind.Val:														
				Juris. Factor: 1.00		Before Depr:	119.81															
				Special Features: 0		Val/Su Net:	103.11															
				Final Total: 155700		Val/Su SzAd:	168.51															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 034.0-0004-0014.0												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N					Total Yard Items:																	
					Total Special Features:																	
					Total:																	

